

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 13, 1970

Appeals No. 10395-96 National Broadcasting Co. and National Presbyterian Church, appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 19, 1970:

ORDERED:

That the appeal for permission to permit mutual use of existing accessory parking facilities located at 4001 Nebraska Avenue, N.W., Lot 1, Square 1722 and 4101 Nebraska Avenue, N.W., Lot 805, Square 1724, and variance to permit the same be granted.

EFFECTIVE DATE OF ORDER -- August 17, 1971

FINDINGS OF FACT:

1. The subject properties are located in an R-1-B District.
2. The Lot 805 is improved with a church with accessory parking, and Lot 1 is improved with National Broadcasting Company studios.
3. The appellants propose mutual use of existing accessory parking located on Lot 1 (Sq. 1722) and Lot 805 (Sq. 1724).
4. The appellants further requested that Condition #3 of B.Z.A. Order No. 4159 be amended to permit the establishment of a 4-foot paved walkway and gate on the north 125 feet of the National Broadcasting Company site.
5. The National Broadcasting Company parking facilities were established on the site in Appeals No. 4159, 5494, 8234 and 10120. The National Presbyterian Church parking facilities were established as a matter of right under the Zoning Regulations.
6. By letter agreement, the appellants have entered into a proposed arrangement which would permit the reciprocal use of each others parking facilities during periods when the owners of the respective facilities were not making substantial use of them. (See attachment to Ex. 13)
7. The Department of Highways and Traffic offered no objections to the granting of this appeal.

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8. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the mutual use of the existing accessory parking facilities will not create any dangerous or otherwise objectionable traffic conditions and that the present character and future development of the neighborhood will not be adversely affected by such mutual use.

We are also of the opinion that condition #3 of B.Z.A. Order No. 4159 should be amended to permit the establishment of a four- (4) foot paved walkway and gate on the north 125 feet of the National Broadcasting Company site, as shown on Ex. 9.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: _____

GEORGE A. GROGAN
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

Appeal No. 4159 National Broadcasting Company, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this appeal was entered by the Board at its meeting on May 19, 1970:

ORDERED:

That the appeal of G. Willard Furlow for a variance from the use provisions of the residential district to establish studio and office facilities of the National Broadcasting Co., to establish antenna tower and transmitting facilities, and to establish a temporary automobile parking lot at 4001 Nebraska Avenue, N.W., Parcels 33/87 and 34/78 (square near 17²²) having been granted, the Order effective June 1, 1955, is amended as follows:

Condition 3 should read:

The appellant shall erect a four- (4) foot paved walkway and gate on the north 125 feet as shown on Ex. 9 in Appeals No. 10395-96.

EFFECTIVE DATE OF ORDER: August 17, 1971

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.